173.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,800 / 915,800
					USE VALUE:	915,800 / 915,800
					ASSESSED:	915,800 / 915,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSINO BRIAN & LAUREN
Owner 2:	
Owner 3:	
Street 1:	24 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORSINO BRIAN -
Owner 2:	-
Street 1:	24 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2270 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8144.000	445,700	5,100	465,000	915,800
Total Card	0.187	445,700	5,100	465,000	915,800
Total Parcel	0.187	445,700	5,100	465,000	915,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.53 /Parcel: 403.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	445,700	5100	8,144.	465,000	915,800		Year end	12/23/2021
2021	104	FV	425,600	5100	8,144.	465,000	895,700		Year End Roll	12/10/2020
2020	104	FV	425,700	5100	8,144.	465,000	895,800	895,800	Year End Roll	12/18/2019
2019	104	FV	332,500	5100	8,144.	465,000	802,600	802,600	Year End Roll	1/3/2019
2018	104	FV	332,500	5100	8,144.	411,900	749,500	749,500	Year End Roll	12/20/2017
2017	104	FV	312,000	5100	8,144.	345,400	662,500	662,500	Year End Roll	1/3/2017
2016	104	FV	312,000	5100	8,144.	345,400	662,500	662,500	Year End	1/4/2016
2015	104	FV	278,200	5100	8,144.	298,900	582,200	582,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORSINO BRIAN,	74455-590	1	4/13/2020	Convenience	1	No	No		
VROTSOS GREGORY	47552-449		6/1/2006		617,500	No	No		
	11700-398		6/27/1969		34,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/1993	614		130,000					REBUILD FIRE DAMAG

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8144		Sq. Ft.	Site		0	70.	0.82	8									465,026						465,000	

Total AC/HA: 0.18696 | Total SF/SM: 8144 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 465,026 | Spl Credit: | Total: 465,000

PRINT

Date	Time
12/30/21	17:09:33

LAST REV

Date	Time
05/08/20	11:42:01

mmcmakin

PAT ACCT. 13478

User Acct: 115565
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

!13478!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	115565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/19/2018	TTL REFUSAL	BS	Barbara S
11/22/2008	Meas/Inspect	189	PATRIOT
8/15/2006	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag		
4/21/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14157295
Const Adj.:	0.98990101
Adj $ / SQ:	203.408
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645977
Depreciation:	200253
Depreciated Total:	445724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

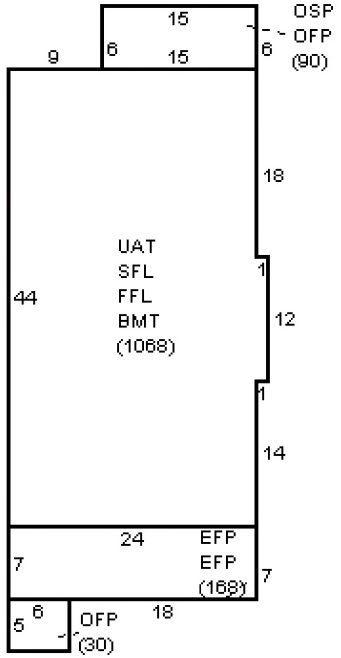
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.41
Special Features:	0	Val/Su Net:	110.95
Final Total:	445700	Val/Su SzAd	208.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	61.020	65,172
FFL	First Floor	1,068	203.410	217,240
SFL	Second Floor	1,068	203.410	217,240
EFP	Enclos Porch	336	34.970	11,750
UAT	Upper Attic	267	97.640	26,069
OFP	Open Porch	120	29.940	3,593
OSP	Screen Porch	90	37.930	3,414

Net Sketched Area:	4,017			Total:	544,478
Size Ad	2136	Gross Area	4818	FinArea	2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc